

OUTPARCEL A

±8,472 - 9,347 SF OUTPARCEL SPACE AVAILABLE | ADJACENT TO WALMART & MCDONALDS

RETAIL | FOR LEASE

RICHLAND MALL

400 WALMART DR, GIBSONIA, PA 15044

ZAMAGIAS PROPERTIES

Property Highlights

244K
sq foot center

15+
retail tenants

1.4M
visits per year*

High volume grocery-anchored shopping center

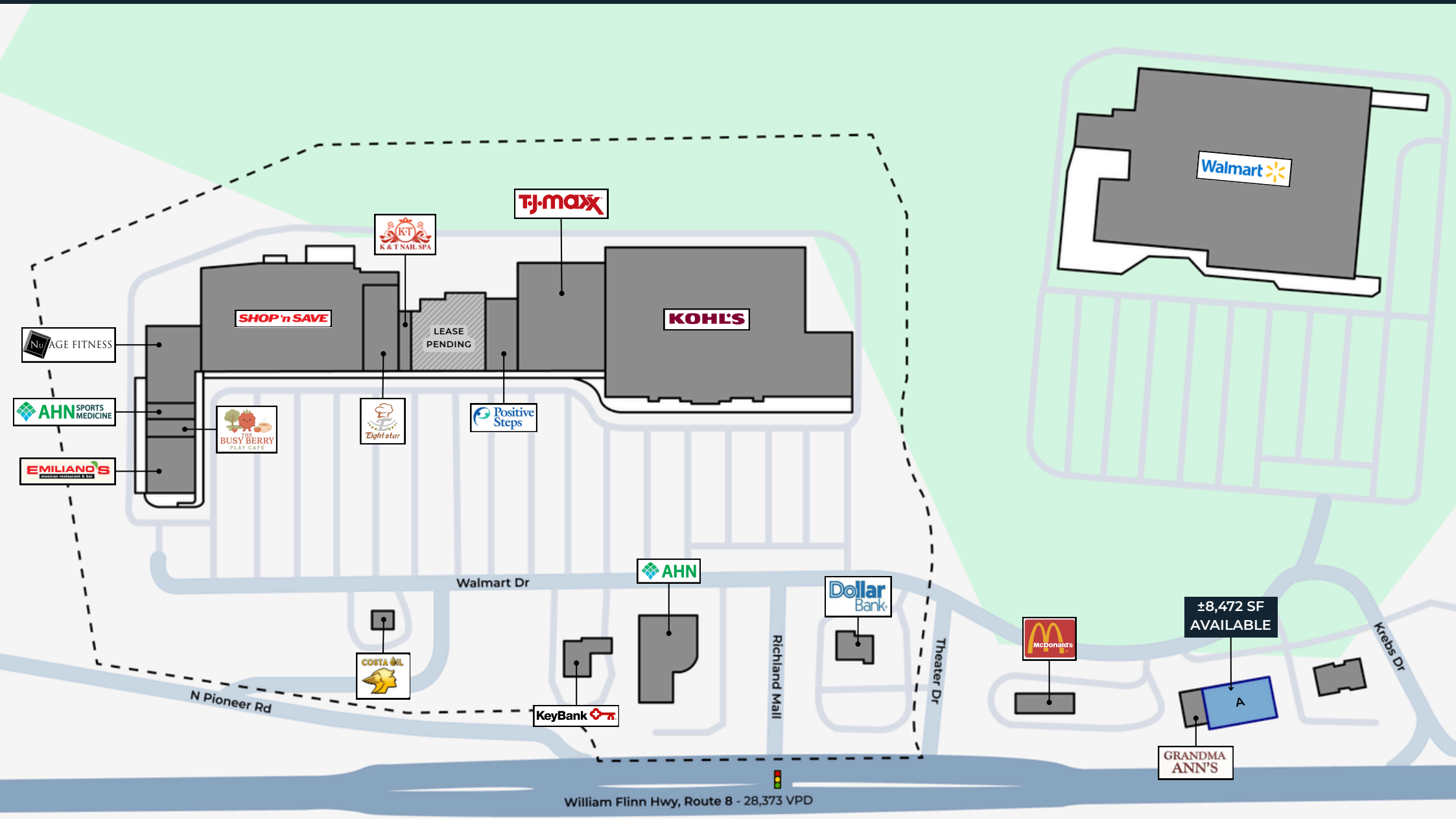
- Richland Mall is a recently redeveloped 244,361 SF community center located at Exit 39 of PA Interstate 76 with easy on/off access.
- The center offers retailers a highly trafficked location with convenient access for both North- and South-bound traffic at a lighted intersection and receives excellent visibility from Route 8.
- Draws from a large consumer base, including a trade area of 85.43 mi^2.*
- Co-tenants include: Kohl's, T.J. Maxx, SHOP 'n SAVE, Emiliano's, Busy Berry Play Cafe, NuAge Fitness Center, 8 Star Cuisine, Allegheny Health Network, and others.



Radius	Population*	Avg. HH Income*
1 mi	6,886	$119,915
3 mi	27,366	$153,313
5 mi	67,680	$158,668

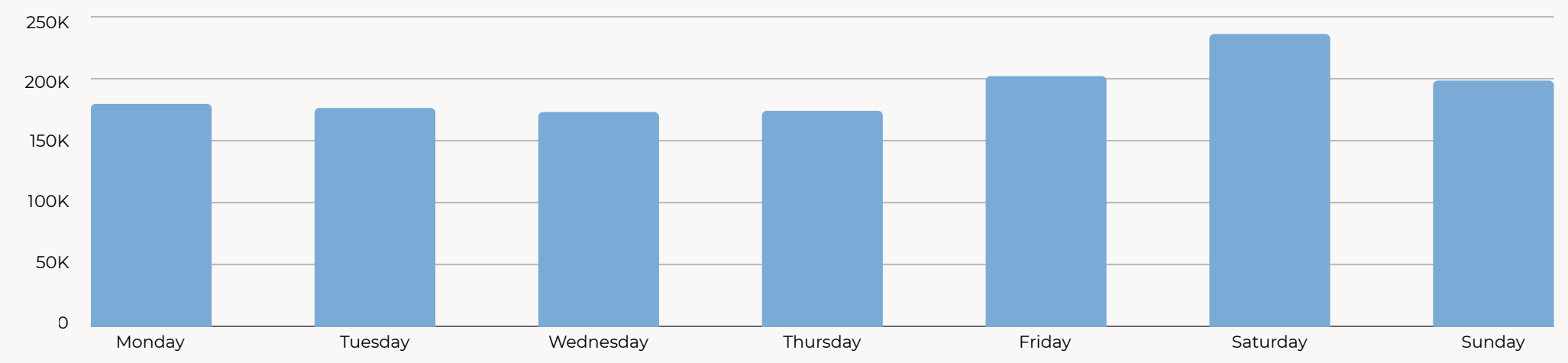
*Source: Placer.ai, 2026

Richland Mall Site Plan & Availability

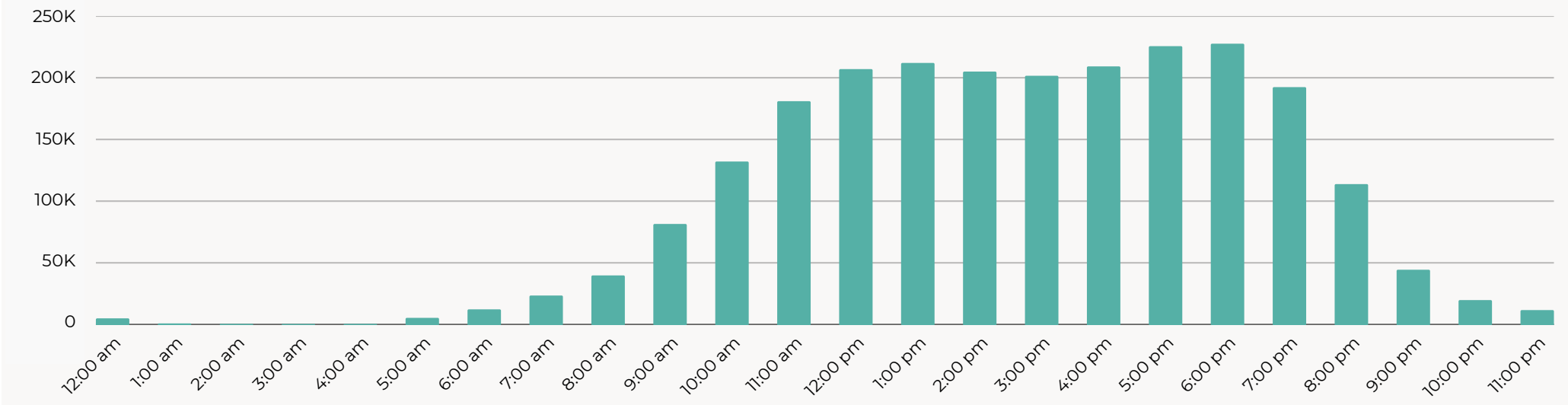


Richland Mall Visits

Daily Visits (12 months)



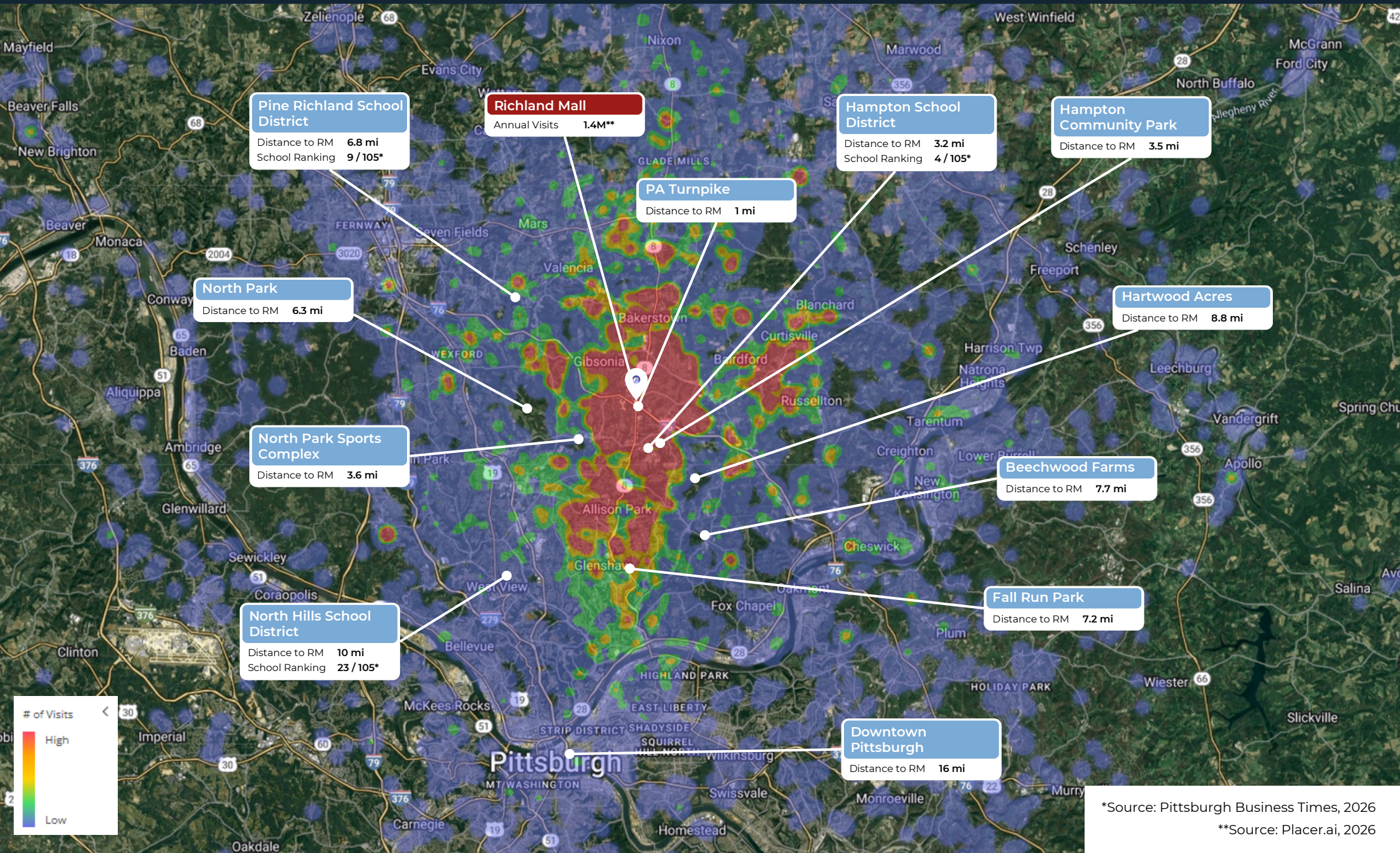
Hourly Visits (12 months)



Source: Placer.ai, 2026

Richland Mall Trade Area

TRADE AREA SIZE**
85.43 mi²



*Source: Pittsburgh Business Times, 2026

**Source: Placer.ai, 2026

Contact

Michael Rovitto

VP of Leasing
+1 (412) 860-5238
michael.rovitto@zamagias.com

Austin Abraham

Leasing Associate
+1 (412) 394-6822
austin.abraham@zamagias.com

Noah Zamagias

Leasing Associate
+1 (412) 394-6870
noah.zamagias@zamagias.com

ZAMAGIAS
PROPERTIES

336 Fourth Avenue
Pittsburgh, PA 15222
www.zamagias.com

